

3.2.3 No Net Rise/Compensatory Storage

The no net rise/compensatory storage alternative for commercial development is shown in Figure 3-7. As shown in the figure, the two compensatory storage areas are necessary to offset the floodplain fringe fill. This alternative has limited the available development area to 22.8 acres. Commercial parking lots were assumed to be unacceptable uses of the compensatory storage areas. The total commercial building area was 496,600 square feet and the total parking area was 495,750 square feet.

The floodplain impacts of adopting a no net rise/compensatory storage policy were the same as those presented for residential development in Section 3.1.3. The same procedures presented in Section 3.2.1 were used to calculate the development costs for the no net rise/compensatory storage alternative. The cost of excavating to provide the compensating storage was also included. Development cost calculations can be found in Appendix A.